



TE RŪNANGANUI O TE ĀTI AWA

To: Chief Executive, Hutt City Council

Via email to district.plan@huttcity.govt.nz.

Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

1. This is a submission from Te Rūnanganui o te Āti Awa ki te Upoko o te Ika a Māui (**Te Rūnanganui**) on the Proposed Lower Hutt District Plan 2025.
2. The email address for service is Leilua.Ailaomai@atiawa.com.
3. Te Rūnanganui could not gain an advantage in trade competition through this submission.
4. The specific provisions of the proposal that this submission relates to, our submission on those provisions, and the decisions we seek are shown in the below table. We also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
5. Te Rūnanganui wishes to be heard in support of this submission.
6. If others make a similar submission, we will consider presenting a joint case with them at the hearing.
7. Te Rūnanganui o te Āti Awa ki te Upoko o te Ika a Māui is a Mana Whenua entity, providing health, social services, iwi justice and educational services to the people who reside within the tribal boundary of Te Āti Awa Taranaki Whānui ki te Upoko o Te Ika.
8. The Waiwhetū marae complex is in the heart of the Waiwhetū papakāinga - the oldest traditional communal occupation of Te Āti Awa people in Te Whanganui a Tara. Over the six following decades the marae complex has expanded with the creation of the Te Aroha Association clubrooms, Waiwhetū Hauora Medical Centre, Waiwhetū Gym, and the Whare Rūnanga, Te Māori. Te Rūnanganui o te Āti Awa sees further opportunity for growth of the marae complex to support its role in providing services to the community, and for the development of papakāinga in Waiwhetū.
9. Our submission reflects our support for the District Plan provisions that enable this, and that Mana Whenua have worked closely with the Council on, particularly the provisions relating to papakāinga, the Marae Zone, and the Sites and Areas of Significance to Māori.

Te Rūnanganui o Te Āti Awa decisions requested on Proposed Lower Hutt District Plan

#	Chapter	Section	Position	Rationale	Relief sought
1	Purpose		Support with amendment	Recognise importance of delivering on Mana Whenua outcomes upfront in the purpose section.	Add ‘ <u>Mana Whenua and wider community outcomes set out in..</u> ’
	Part 1				
2	Definitions	ancillary building	Support	Te Rūnanganui supports this definition	Retain as notified
3		customary harvesting	Support	Te Rūnanganui supports this definition	Retain as notified
4		kāinga	Support	Te Rūnanganui supports this definition	Retain as notified
5		kaitaikitanga	Support	Te Rūnanganui supports this definition	Retain as notified
6		mana whenua	Support	Te Rūnanganui supports this definition	Retain as notified
7		Māori land	Support	Te Rūnanganui supports this definition	Retain as notified
8		mahinga kai	Support	Te Rūnanganui supports this definition	Retain as notified
9		marae	Support	Te Rūnanganui supports this definition	Retain as notified
11		papakāinga	Support	Te Rūnanganui supports this definition	Retain as notified
12		tangata whenua	Support	Te Rūnanganui supports this definition	Retain as notified
13		taonga	Support	Te Rūnanganui supports this definition	Retain as notified
14		well-functioning urban environment	Support	Te Rūnanganui supports this definition	Retain as notified
15		wāhi tapu	Support	Te Rūnanganui supports this definition	Retain as notified
16	Tangata Whenua	1-9.2	Support with amendment	Te Rūnanganui supports this chapter, noting our representatives have worked closely with the Council on these provisions.	Amend as follows: Under the reference to other MOUs, include: <ul style="list-style-type: none"> • “Te Rūnanganui o Te Āti Awa o Te Upoko o Te Ika. Its partnership agreement with the Council ‘Takai Here’ reflects the collaborative



TE RŪNANGANUI O TE ĀTI AWA

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				However we request greater recognition of the partnership agreement that Te Āti Awa has with the Council and suggest wording accordingly.	relationship between Te Āti Awa and the Council on the development of policies, practices, investment approaches; supporting the advancement and well-being of Mana Whenua and Mātāwaka through innovative solutions guided by shared values; and enabling the protection, prosperity and well-being of Te Taiao (Te whenua me Te wai) through solutions guided by our shared values and tikanga according to Mana Whenua.”
	Part 2				
17	Strategic Direction	Infrastructure INFSD-06: Water Sensitive Design	Support	Te Rūnanganui supports this provision.	Retain as notified
18		Natural Environment NESD-01-04	Support	Te Rūnanganui supports these provisions.	Retain as notified
19		Tangata Whenua TWSD-01-02	Support	Te Rūnanganui supports these provisions.	Retain as notified
20		TWSD-03 Wāhi Taonga and Sites and Areas of Significance to Tangata Whenua	Support	Te Rūnanganui supports these provisions.	Retain as notified
21		TWSD-04 Culture, Traditions and Social and Economic Aspirations	Support with amendment	Te Rūnanganui would like to see reference to marae and papakāinga within this strategic directions section referencing the importance of these, and supporting the future developmen to both marae and papakāinga.	Amend to recognise marae and papakāinga: <i>Tangata whenua are able to protect, develop and use Whenua Māori and adjacent land owned by Tangata Whenua in a way that is consistent with their Tangata Whenua culture and traditions and their Tangata Whenua social and economic</i>



TE RŪNANGANUI O TE ĀTI AWA

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				Further amendments seek to replace 'their' with 'Tangata Whenua'.	<i>aspirations, including for the purposes of marae and papakāinga.</i>
22		Urban Form and Development UDSD-04 Location of Urban Development	Support	Te Rūnanganui supports these provisions.	Retain as notified
23		Urban Form and Development UDSD-06 Housing Choice	Support	Te Rūnanganui supports this provision that enables housing choice, including papakāinga.	Retain as notified
24		UDSD-08 Rural and Open Space Areas	Support	Te Rūnanganui supports these provisions.	Retain as notified
25		UDSD-09 City-Wide Network of Open Spaces	Support	Te Rūnanganui supports this provision.	Retain as notified
26		UDSD-O11 Special Values	Support	Te Rūnanganui supports this provision.	Retain as notified
27		INF-P3 Planning and delivery of infrastructure	Support	Te Rūnanganui supports this provision, particularly as it relates to managing the provision and operation of infrastructure that crosses jurisdictional boundaries in an integrated manner, and supports this happening in an integrated way with Mana Whenua and Tangata Whenua.	Retain as notified
28	Infrastructure	INF-P4	Support	Te Rūnanganui supports this provision.	Retain as notified



TE RŪNANGANUI O TE ĀTI AWA

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		INF-P5	Support with amendment	Te Rūnanganui seeks inclusion of the need to consider adverse effects on values of significance to Mana Whenua associated with the site/area.	Amend provision to provide for consideration of values of significance to Mana Whenua associated with the site/area.
		INF-P13 Upgrading and developing infrastructure in SASM	Support	Te Rūnanganui supports this provision.	Retain as notified
		INF-S19 Earthworks – in relation to SASM	Support	Te Rūnanganui supports this provision.	Retain as notified
29	Renewable Energy Generation	REG-P4	Support	Te Rūnanganui supports this provision.	Retain as notified
30	Three Waters	Three Waters	Support	Te Rūnanganui support water meters as a way to encourage more efficient use of water and avoid wasting this precious resource.	Retain as notified
31		TWH-O1-O2	Support	Te Rūnanganui supports these provisions.	Retain as notified
32		THW-P4 Water Sensitive Design	Support	Te Rūnanganui supports this provision, although we note it has been challenging to implement in a cost-effective way for some development and would support more flexibility in how this is applied by Council.	Consider more flexibility in how this is applied by Council for small-scale development.
33	Historical Heritage	HH-P1 identify significant historic heritage		Te Rūnanganui supports this provision.	Retain as notified



TE RŪNANGANUI O TE ĀTI AWA

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34	Sites and Areas of Significance to Māori	Entire chapter	Support	Te Rūnanganui supports the entire chapter, including introductory commentary, the objectives, policies and rules that are contained within this chapter, noting that these provisions and the sites and areas listed in Schedule 6 have been developed and identified with the guidance and direction of Mana Whenua.	Retain as notified
35	Ecosystems and indigenous biodiversity	ECO-P3 Indigenous vegetation removal in the Natural Open Space Zone and residential zones	Support	Te Rūnanganui supports this provision that allows for Mana whenua to exercise customary harvesting practices.	Retain as notified
36		ECO-M1 Restoring indigenous biodiversity	Support	Te Rūnanganui supports this provision.	Retain as notified
37		Appendices ECO-App1-3 Ecological impact reports	Support	Te Rūnanganui supports these appendices.	Retain as notified
38	Natural Character – Coastal Margins and Riparian Margins	Entire chapter	Support	Te Rūnanganui supports this chapter.	Retain as notified
39	Natural Features and Landscapes	Objectives and Policies	Support	Te Rūnanganui supports these provisions.	Retain as notified



TE RŪNANGANUI O TE ĀTI AWA

#	Chapter	Section	Position	Rationale	Relief sought
40	Public Access	Objectives and Policies	Support	Te Rūnanganui supports these provisions.	Retain as notified
41	Subdivision	SUB-P15 Subdivision of land containing a SASM	Support	Te Rūnanganui supports this provision.	Retain as notified
42	General district wide matters – coastal environment	CE-P3 and CE-R1 Customary harvesting in the coastal environment	Support	Te Rūnanganui supports these provisions.	Retain as notified
43		CE-P12 and CE-R17 Coastal hazard mitigation works involving green infrastructure	Support	Te Rūnanganui supports these provisions.	Retain as notified
44	Earthworks	EW-P10 Earthworks on SASM	Support	Te Rūnanganui supports this provision.	Retain as notified
45	Financial Contributions	FC-P5 Retirement villages	Support with amendment	Te Rūnanganui supports this amendment but seeks that it apply equally to kaumatua housing developments.	Amend FC-P5 to provide for kaumatua housing developments also.
46	Papakāinga	Papakāinga Entire chapter	Support with amendment	<p>Te Rūnanganui supports this chapter. However we seek some changes to the introductory wording to more consistently refer to ‘Māori ancestral land’ (as per paragraph 2), rather than ‘Māori land’ (as per para 3-5).</p> <p>We also seek some flexibility around development of land that may not be ancestral land <i>owned by Māori</i> but is, for example, of cultural significance and</p>	Amend the introductory text to more consistently refer to Māori ancestral land; and Include in the definition of ancestral land provisions to enable more flexibility around who owns the land, for example, include land that is of cultural significance to Tangata Whenua and subject to a long-term lease agreement with the Crown or another landowner, which provides for the development of land as papakāinga.



TE RŪNANGANUI O TE ĀTI AWA

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				leased, where that lease enables the development of papakāinga.	
Part 3					
47	Large Lot Residential Zone	LLRZ-R5 Papakāinga	Support with amendment	Te Rūnanganui supports this provision in principle, but it is not clear why the permitted activity status is limited to 3 units. We seek more flexibility around the number of units that may be permitted, and for the floor space area of non-residential activities.	Amend to provide for more flexibility around the number of papakāinga units on a site and the floor space area of non-residential activities.
48	Medium Density Residential Zone	MRZ-P15 Manage effects on the Marae Zone	Support	Te Rūnanganui supports this provision.	Retain as notified
49		MRZ-R5 Papakāinga	Support with amendment	Te Rūnanganui supports this provision in principle, but it is not clear why the permitted activity status is limited to 3 units. We seek more flexibility around the number of units that may be permitted, and for the floor space area of non-residential activities.	Amend to provide for more flexibility around the number of papakāinga units on a site and the floor space area of non-residential activities.
50		MRZ-R14	Support	Te Rūnanganui supports this provision.	Retain as notified
51	High Density Residential Zone	HRZ-P15 Manage effects on the Marae Zone	Support	Te Rūnanganui supports this provision.	Retain as notified
52		HRZ-R5	Support with amendment	Te Rūnanganui supports this provision in principle, but it is not clear why the permitted activity status is limited to 5 units. We seek more flexibility around the number of units that may be permitted.	Amend to provide for more flexibility around the number of papakāinga units on a site.
53	Special Purpose Zones	Marae Zone	Support with amendments	Te Rūnanganui supports the Marae Zone provisions but seeks amendment to	Consider including additional land adjacent to the current medical centre within the Marae Zone to



TE RŪNANGANUI O TE ĀTI AWA

#	Chapter	Section	Position	Rationale	Relief sought
				<p>include other buildings that are currently part of the Waiwhetu Marae Complex within the Marae Zone as detailed in submission point 53 below; as well as additional properties we have an interest in.</p> <p>We also seek that consideration be given to an amendment that would provide for temporary emergency management activities that are managed as part of the marae complex but that extend into Te Whiti Park.</p> <p>We also seek an amendment to allow for a greater level of commercial activity within the zone, beyond limiting this to 200m³. Whilst many of our services are charitable or cultural, where these also have a commercial element, they could be captured by this provision. The current floor space of our activities that could include a commercial element would be greater than 200m³ currently. We therefore seek flexibility on the extent of commercial activity, noting that any such activities would be aligned with broader charitable and cultural objectives, rather than a purely commercial function.</p>	<p>provide for temporary emergency management activities.</p> <p>Increase the amount of commercial floor space that is permitted within the marae zone to an amount appropriate to recognise current existing activities in the form of services that are provided may have a commercial element to them.</p>

Part 4



TE RŪNANGANUI O TE ĀTI AWA

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54	Maps	Marae Zone spatial layer	Support with amendment	<p>In line with submission point 53, Te Rūnanganui supports the Marae Zone provisions but seeks amendment to include other buildings that are currently part of the Waiwhetu Marae Complex within the Marae Zone, namely:</p> <ul style="list-style-type: none"> • Te Matauranga o Whenuangaro (Site 9 as per the map noted in Annex 1) • Tamaiti Whāngai (Site 10 as noted in Annex 1) • Waiwhetu Sports and Fitness Centre (Site 10 as noted in Annex 1) <p>We also seek that the Marae Zone is expanded to include a number of properties from numbers 150-172 White Lines East, if the property is owned by Te Rūnanganui or Rūnanganui whānau, and inclusion occurs with the owners' agreement.</p> <p>Subject to this agreement, we would seek inclusion of the properties within Te Whiti Park Site of Significance and request that the medium density provisions not apply.</p> <p>We also seek that consideration be given to an amendment that would provide for temporary emergency management</p>	<p>With the property owners' agreement, include additional properties (sites 9-11 as outlined in Annex 1) within the Marae Zone.</p> <p>Subject to the owners agreement, include the additional properties within the Marae Zone and extend Te Whiti Park Site of Significance to Māori Zone to include these properties whilst removing the application of the medium-density zone.</p> <p>Consider including additional land adjacent to the current medical centre within the Marae Zone to provide for temporary emergency management activities.</p>



TE RŪNANGANUI O TE ĀTI AWA

#	Chapter	Section	Position	Rationale	Relief sought
				activities that are managed as part of the marae complex but that extend into Te Whiti Park.	
55		Medium density residential layer	Support with amendments	We seek an amendment to this layer to remove the properties noted above from the medium density residential layer.	Amend properties noted above from the medium density residential layer.
56		Sites and Areas of Significance to Māori	Support with amendments	<p>Te Rūnanganui supports the introductory commentary, and all of the objectives, policies and rules contained within this chapter, recognising that we have worked closely with the Council to develop it.</p> <p>Extend the extent of the SASM to reflect the changes sought in submission point 54.</p>	Amend the SASM map for Te Whiti Park to include the sites noted in submission point 54.
57	Schedule 4 Outstanding Natural Features and Landscapes	Chapter	Support	Te Rūnanganui supports this.	Retain as notified
57	Schedule 5 – Coastal Natural Character Areas	Schedule	Support	Te Rūnanganui supports this Schedule.	Retain as notified
58	Schedule 6 – Sites and Areas of Significance to Māori	Schedule	Support with amendment	Te Rūnanganui supports the introductory commentary, and all of the objectives, policies and rules contained within this chapter, recognising that we have worked closely with the Council to develop it.	Support, with amendment to reflect submission point 54 if agreed.



TE RŪNANGANUI O TE ĀTI AWA

#	Chapter	Section	Position	Rationale	Relief sought
				We seek a minor consequential to Te Whiti Park site boundary to include additional properties outlined in submission point 54.	



TE RŪNANGANUI O TE ĀTI AWA

Annex 1 – Waiwhetu Marae Complex Site Map





TE RŪNANGANUI O TE ĀTI AWA